



**City of Trotwood**  
**Planning and Development Department**  
3035 Olive Road – Trotwood, Ohio 45426

**MEMORANDUM**

**TO:** Kara B. Landis, MMC  
**FROM:** Tyler S. Hauck, AICP  
**DATE:** April 27, 2026  
**RE:** Director's Report: ZV-2025-43 (MotorCity Auto Care)

On March 12, 2026 the Trotwood Board of Zoning Appeals heard ZV-2025-43. The applicant, Motor City Auto Care, requested a development standards variance from TCO 1185.09(e)(3) to allow a wall sign that projects above the wall it is attached to. The variance request was not approved, with a vote of 0-3.

The City of Trotwood does not permit wall signs that extend above the wall of which they are affixed to. In this case, the subject property has previously had a legal non-conforming or "grandfathered" wall sign that extends above the wall. The Trotwood Zoning Code states that a legal non-conforming sign may be maintained and repaired, but if it is destroyed or removed, the new sign must fully comply with the zoning code.

The applicant purchased the building and moved their business into the site. As a part of this, they removed the previous business sign and replaced it with their own. When the previous business sign was removed, it lost its nonconforming status. The new sign that was put up was required to conform to all current sign standards, not permitting the sign to extend above the wall. It is important to note that the applicant did not receive a sign permit for this sign prior to its installation, so staff was not able to convey these points to the applicant.

The Board of Zoning Appeals, in their deliberations, felt that the sign did not fit the character of the Main Street area, as all signs along Main Street comply with the current code, except one other sign, which is also legal non-conforming.